

**To The Citizens of
Wellman-Union C.I.S.D.**

The Board of Trustees of the Wellman-Union Consolidated Independent School District (the "District") has called a Bond Election for a total of \$19,000,000.

The purpose of this brochure is to present the facts behind the Board's decision to call the election, to provide basic information about the election, and to help the voter make an informed decision regarding the Bond Election.

**What are the Intended Uses
if the Bond Issue Passes?**

- New Pre-K thru 12th Grade school to include:
Competition Gym/Locker Rooms, Auxiliary Gym, Cafeteria/Commons/
Community Room, Ag Shop/Classrooms, Library, General Classrooms, Classroom Technology, Art, Home Ec, Computer Labs, New Playground, Tennis Courts, School & District Offices
- New buses and new Bus Barn
- Stadium renovations

**Why is the District
Having a Bond Election?**

The District's existing tax rate of \$1.04 per \$100 of value, along with a small amount of State and Federal funds pays for instruction and other operating costs. While the District performs routine maintenance on its facilities, such operating funds are not sufficient to cover large construction projects.

**What Is the Effect on the
District's Tax Rate?**

The \$19,000,000 Bonds, if approved by the voters, will require an estimated increase in the Interest & Sinking Fund (I&S) tax rate of approximately 38 cents per \$100 of taxable property value.

The District's current tax rate is \$1.04.

With the projected increase, the approximate overall tax rate would be \$1.42.

District's Tax Rate History

Year Ending Aug 31	Tax Rate in Dollars per \$100 of value	Year Ending Aug 31	Tax Rate in Dollars per \$100 of value
2006	\$1.50	2010	\$1.12
2007	\$1.37	2011	\$1.12
2008	\$1.04	2012	\$1.12
2009	\$1.12	2013	\$1.04
ESTIMATED TAX RATE WITH BOND PASSING			
2014	\$1.42		

Estimated Impact of the Bond Issue

Projected Home Value Before Exemptions*	Projected Home Value After Exemptions*	Projected Annual Impact on Wellman-Union CISD Tax Payers	Projected Monthly Impact on Wellman-Union CISD Tax Payers
\$65,000	\$50,000	\$193.50	\$16.13
\$90,000	\$75,000	\$290.25	\$24.19
\$115,000	\$100,000	\$387.00	\$32.25
\$165,000	\$150,000	\$580.50	\$48.38
\$215,000	\$200,000	\$774.00	\$64.50
\$315,000	\$300,000	\$1,161.00	\$96.75
\$515,000	\$500,000	\$1,935.00	\$161.25

**Homeowners receive the \$15,000 State Homestead Exemption. If you do not have a Homestead Property Exemption, you may pick up an application at the county appraisal district office.*

**Important Notice Regarding
Taxpayers over 65**

A taxpayer that is 65 or older, or who has disabilities, will not see an increase in their taxes for residential homestead values above the frozen levy amount as established with the Over-65 or Disabled exemption.

To have your taxes frozen, you must make application with your county appraisal district.

VOTING INFORMATION

In Person Early Voting

Wellman-Union CISD
Administration Building
5th & Terry
Wellman, TX 79378

<u>Early Voting Dates</u>	<u>Early Voting Hours</u>
Monday, April 29, 2013	7:00 a.m. to 7:00 p.m.
Tuesday, April 30, 2013	8:00 a.m. to 5:00 p.m.
Wednesday, May 1, 2013	8:00 a.m. to 5:00 p.m.
Thursday, May 2, 2013	8:00 a.m. to 5:00 p.m.
Friday, May 3, 2013	8:00 a.m. to 5:00 p.m.
Monday, May 6, 2013	7:00 a.m. to 7:00 p.m.
Tuesday, May 7, 2013	8:00 a.m. to 5:00 p.m.

ELECTION DAY

The election will be held on Saturday, May 11, 2013 from 7 a.m. to 7 p.m. at Administration Building
505 Terry Ave.
Wellman, TX 79378

VOTER QUALIFICATIONS

Must be registered to vote by Thursday, April 11, 2013 with a current address in the District.